

**MeadowWood Homeowners Association  
Board of Directors Meeting  
February 15, 2006**

**Time:** 7:00 PM

**Location:** Liberty Lake City Hall, 22710 E. Country Vista

**Attendees:** Dennis Scott, Jennifer Mackey, John Korandy, Colette Seubert, Gary Manthey, Odin Langford, Bruce Bell, Becky Kurtz, Ben Regules, Dawn Lenss, Patrick Cunningham

**Absent:** Scott Kingsford, Anton Rasmussen, Karen Mack, Mark Andresick

The meeting was called to order at 7:00 pm by Dennis Scott.

**Approval of Minutes:** The minutes from January 18 th Board of Directors meeting were emailed to all board members. A first and second motion was made and the minutes passed unanimously, via e-mail.

**Agenda:** No additions, corrections, or modifications were purposed.

**Introduction of Guests:** Shelly Regules - No comment

**Old Business:**

**Budget - 2005 Revenue / Expense Update:** Dennis handed out the 2005 budget worksheets and explained why there was a difference between what we thought we were going to carryover for the year with and what we actually did. Dennis adjusted the 2006 numbers based on the year end 2005 numbers. Dennis was very disappointed the Ridge finished at -\$1600.00. Dennis spoke to Trudi at Greenstone and found out why. They came to the conclusion that it was because we had calculated the budget based on a built out number for the Ridge and not the actual number of homes that were built out and occupied. Bruce Bell had questions about -1600.00; Dennis reviewed his conversation with Trudi.

Odin Langford made a motion to adopt the amended budget to reflect the new carryovers. The motion was seconded by Gary Manthey. The motion was passed unanimously.

Dennis reviewed page two of the handouts. He brought to our attention that current past dues are lower then the initial past dues from last year. Dennis is going to change the budget spreadsheet to reflect the current past due. Odin Langford asked how the HOA went from \$11,709 to \$12,000 past due. Dennis stated the numbers are including all three associations combined. Odin also wanted to know why we were still reporting for three

separate associations instead of the one combined association. Colette Seubert stated she likes to see all the budget/financial information separated. Dennis agreed.

**Association Software Update:** Dennis reported that Trudi said she is having trouble getting homeowners information (e-mail, phone, etc.) How do we communicate? Software is running smoothly.

**Laptop Update:** Dennis reported that the laptop ended up costing us less than \$700.00 for all (computer and case) Way to go Scott!

**Enforcements:** Nice notices have been going out from Trudi. She has been getting great responses. Dennis agreed that if this way of enforcement is working there is no need for unfriendly letters.

The homeowner on Maxwell, with the large past due amount, is going to court at end of month. Mr. Graham, the homeowner, has not responded to any correspondence from us, Greenstone or the courts. If he does not show up, then the lien will be filed. Dennis raised the question of whether we should pursue foreclosure if the homeowner does not respond. John Korandy described what a foreclosure is, and asked whether we should really pursue?

Dennis distributed a copy of the rules and regulations to Gary Mathey and John Korandy. Dennis asked them to look over the document and let the board know whether these documents are what we want to stand behind.

Guideline on appeal process moved to March meeting. Dennis wanted us to think about who we may want to sit on appeals board and how often the board thought they might meet.

### **Board Member Reports:**

Mark was not present to talk about the Splash ad, calendar updates and notifications. Dennis thought that Greenstone will still donate one Splash ad every other month. The board agreed this should be enough.

Scott was not present to discuss the updated web-site. However he attended the pre-meeting and asked us make a list of any suggestions we might have. Dennis wants to put updates on the web-site so homeowners can keep up with what is happening in the associations.

Scott was not present to discuss the arboretum naming. Dennis presented Scott's ideas regarding how he thought we should name the arboretum. Three options were given: allowing the homeowners to suggest names and allow the board to make the final decision, approach an elementary school class and see if they could take on naming it, or the allowing the board to name it solely. The board agreed that we should approach an elementary school class to take the naming on as a class.

John Ormandy and Odin Langford presented on the street light issue. John said he was ready to get together and talk with the city to move forward on the issue. John stated he would like to see the city take over the street lights. Right now the homeowners are paying around \$2.00 a home per year. We believe the city would like to build a municipal utilities district before they ever took over paying for the street lights. If the city takes over, chances are we will incur additional costs for labor and misc. charges needed to create a lighting district. John would like to meet with the city planner and financial director. Dennis thought speaking with them would be fine to see what they can tell you about what they will do or won't do. Everyone agreed that the lighting district would need to be discussed fully before we could make a decision. John thought that Avista might offer a better rate to municipal governments than public entities. Odin asked if the city could just take over the lights and Dennis answered yes. Bruce felt our initial position with the city should be for the city to take over Molter and Country Vista. Dennis stressed his concern that safety is what matters the most. Odin thought if we felt strongly enough we can always get behind a referendum and let the people vote. Dennis asked the board what they wanted Odin and John to pursue, from this point forward. The board agreed that they should speak with the city and get some ideas of where they stand. Gary wants us to pursue the Avista rates.

**Fun Activities:** Jennifer Mackey reported she would like to incorporate updating and cleaning up the entry signs with a fun activity day. Jennifer reviewed the e-mail Trudi forwarded Dennis regarding the geraniums we usually order in the spring from Golden Gate Florists for the large entry signs. It was suggested we price check flowers and plants from other vendors before we buy. Jennifer will check with Trudi on the date we normally plant and when we need to make an order by. The board generally agreed to work as a team to clean-up the entry signs.

Odin suggested we do an assessment of fences behind houses. We currently have 6000 ft of cedar fence. Gary asked about life expectancy of the cedar fence. Homeowner needs to keep dirt off the fence to preserve the life. Dennis asked for a person to possibly head up a committee to research the cost of a vinyl fence.

**Park Improvements:** Jennifer/Colette/John/Becky will make a proposal at the next meeting to what the costs and ideas are for improving our parks.

Architectural Review Committee- Dennis reviewed the e-mail response from Jim Frank, the letter basically stated no board members will serve on the committee however, the committee will listen to any concerns we may have.

**New Business:**

**Flowers:** Jennifer already reviewed

**Board Response:** Dennis discussed that the board needs to approve the meeting minutes quicker so we can get them onto website for the homeowners. We need 8 votes, a motion and a second. Dennis asked for a commitment to check e-mail and respond for quicker.

**Board Attendance:** Should there be a minimum attendance? Think about for next meeting.

Odin Langford talked about the proposed annexation talked about in Splash.

Odin also discussed allowing guests to speak to a 3 minute limit. How do we limit? Odin suggested we get attention of the chair? It was also suggested we excuse our self to an executive session to discuss without the homeowner's there. Then how do we communicate back to the home owners? John suggested we ask how the home owner would like to be contacted. Then, we decide who will contact.

John Korandy would like to change the meeting days. He would like to attend other civic meeting and they interrupt with our meetings. Dennis said he doesn't mind, however, he may not have the most up to date financials available.

Patrick made a motion to change the meeting date to the second Wednesday of the month.

Odin seconded.

Motion passed unanimously.

Meeting adjourned at 9:00 pm